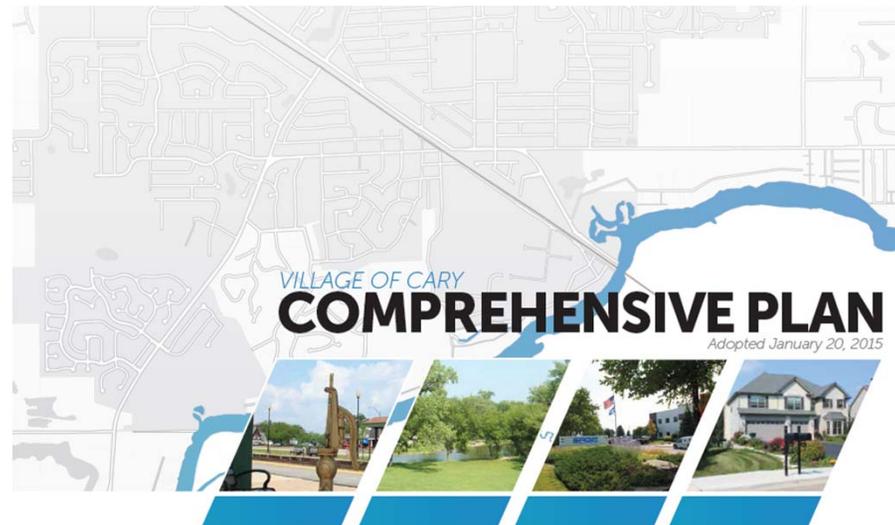


Village of Cary Comprehensive Plan

MAPLEWOOD COMMITTEE PRESENTATION – SEPTEMBER 16, 2015

Comprehensive Plan Overview

- ▶ Comprehensive Plan Adopted January 2015
- ▶ Land Use Policy Document



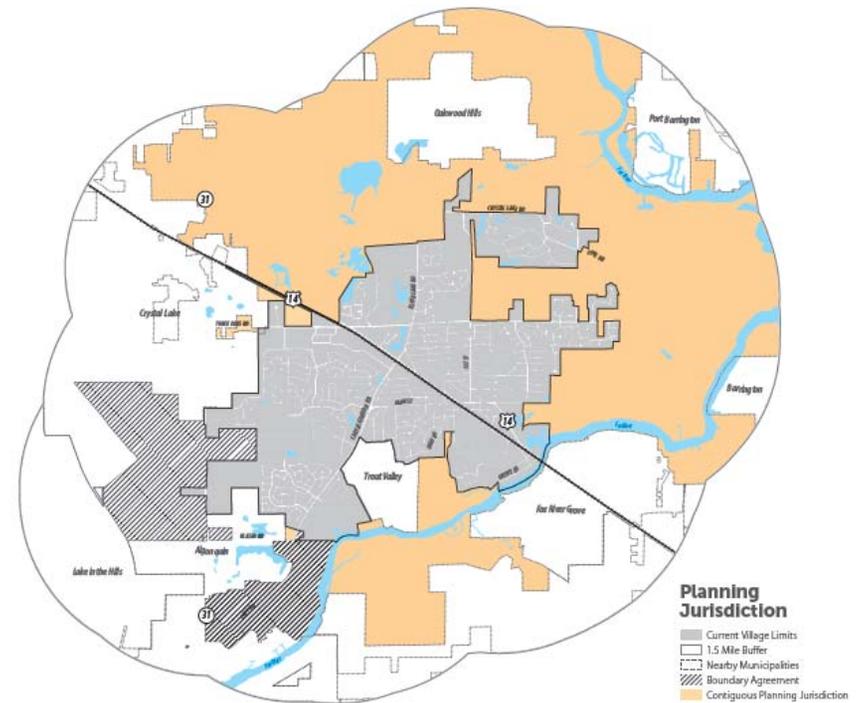
Public Input

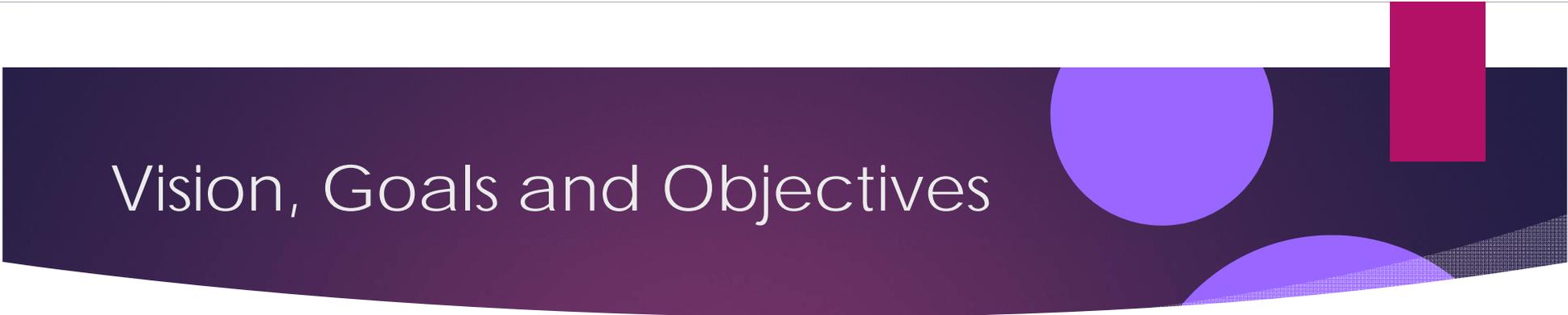
- ▶ Steering Committee
 - ▶ School Districts 26 and 155, Park District, Business Owners, Library District, Fire Protection District, Zoning Board Members, Village Trustees, Village Staff
- ▶ Houseal Lavigne Associates
- ▶ Community Workshops
- ▶ Community Surveys
- ▶ Over 1,000 Participants in Developing Plan



Plan Components

- ▶ Introduction - 1
- ▶ Community Profile - 7
- ▶ Vision, Goals and Objectives - 17
- ▶ Land Use Plan - 23
- ▶ Subarea Plans – 39
- ▶ Transportation Plan - 51
- ▶ Community Facilities - 65
- ▶ Parks, Open Space, and Environmental Features Plan - 73
- ▶ Implementation - 83



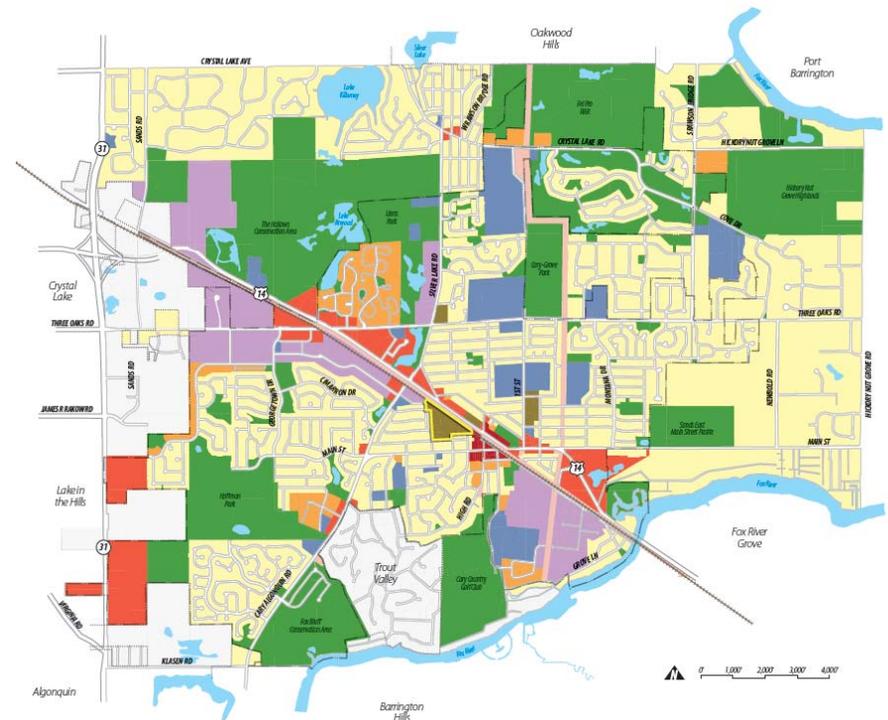


Vision, Goals and Objectives

- ▶ Housing
 - ▶ Encourage new multifamily housing in and near the downtown
 - ▶ Promote transit-oriented development (TOD) in areas walkable to the downtown and Metra station
- ▶ Downtown
 - ▶ Partner with District 26 to assure responsible redevelopment of the Maplewood Property with combination SF attached and MF housing
- ▶ Community Services and Infrastructure
 - ▶ Partner with District 26 to assure responsible redevelopment of the Maplewood Property in keeping with recommendations of downtown subarea plan

Land Use Plan

- ▶ Long Term Vision for the Community
- ▶ Appropriate Land Uses for Individual Parcels
 - ▶ Single-Family Detached
 - ▶ Single-Family Attached
 - ▶ Multi-Family
 - ▶ Commercial
 - ▶ Mixed Use
 - ▶ Industry and Employment
 - ▶ Public/Semi-Public
 - ▶ Parks/Open Space
 - ▶ Maplewood School



Land Use Plan: Maplewood Application

- ▶ “Multi-Family development should be encouraged in and around downtown Cary”
- ▶ “Mixed use development should be encouraged within the downtown and at the Maplewood site”
- ▶ “Maplewood School: Desirable location for a mix of multi-family, single-family attached, and park space. Mixed use with commercial on ground floor is also appropriate”
- ▶ Multi-family land use designation

Maplewood School Property

The Maplewood School facility, which was closed in 2004, is owned by District 26 and is made up of five parcels totaling approximately 15 acres. The site's size and proximity to Downtown Cary make it an unique and important development opportunity within the Village. While the site could accommodate a variety of uses, community outreach and a market assessment conducted as part of the planning process indicate support for multi-family residences and mixed use development.

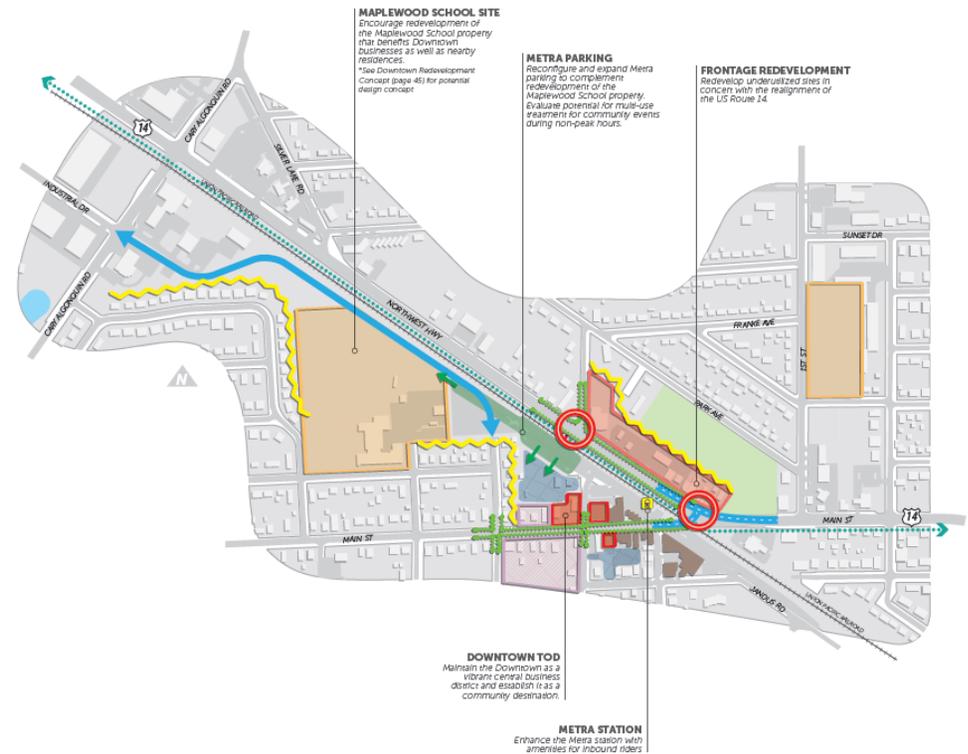
Development at the Maplewood site should feature a range of residential uses including multi-family (condominiums or apartments) and townhomes/rowhomes. Residential uses should be complemented by public open space that is accessible to surrounding residential areas. Mixed use development comprising commercial and residential uses should also be considered in accordance with the Commercial Areas Framework.

Site planning and design should be sensitive to the needs of the residential neighborhoods that surround the site to the west and south. For more detailed discussion of the Maplewood School property refer to **Chapter 5: Subarea Plans**.



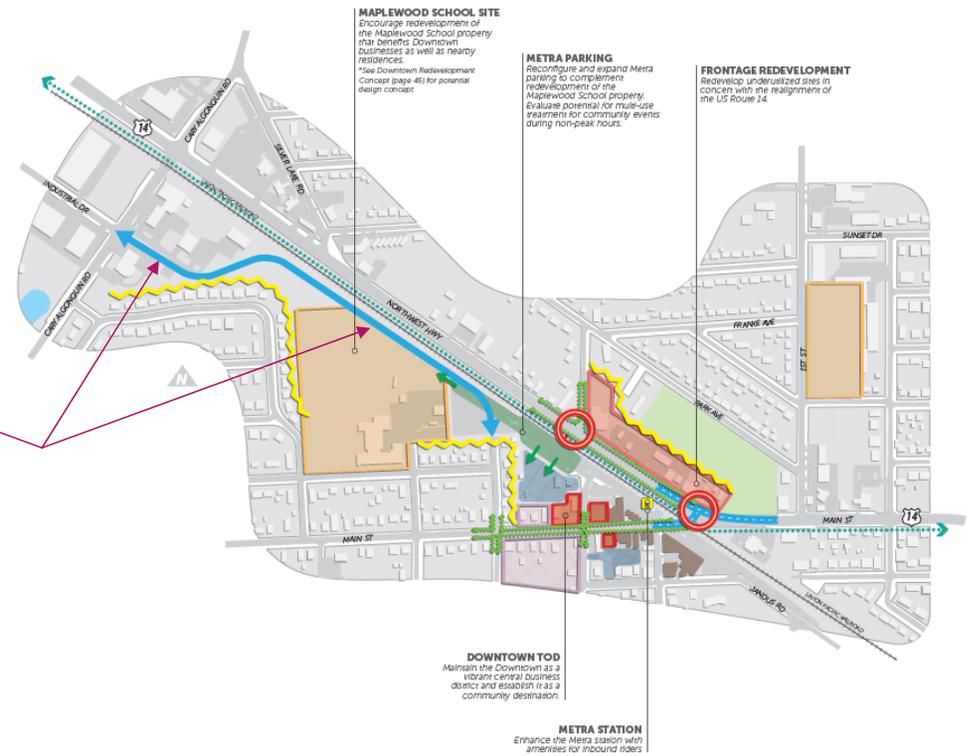
Subarea Plans - Downtown

- ▶ One of Three Special Focus Areas in Plan
- ▶ Highlight Key Concepts and Strategies for Land Use and Development
- ▶ More Specific Recommendations Building on Basis of Comprehensive Plan Policies



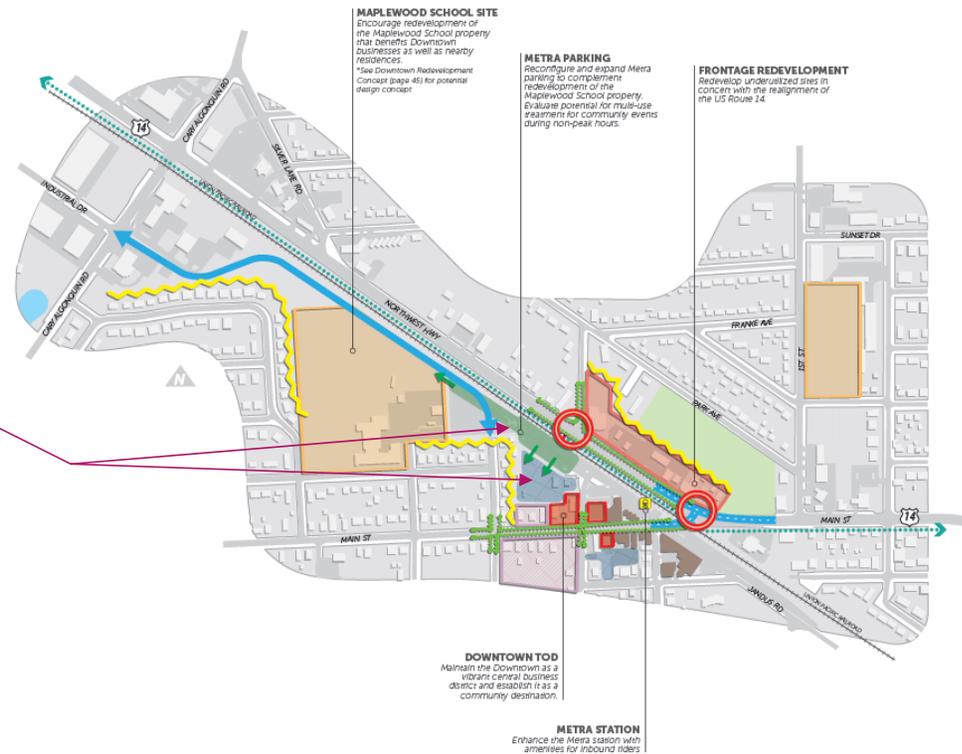
Subarea Plans - Downtown

- ▶ New Roadway
 - ▶ Extend Industrial Drive to Connect to Downtown
 - ▶ Provide Access to Metra Parking and Maplewood Property



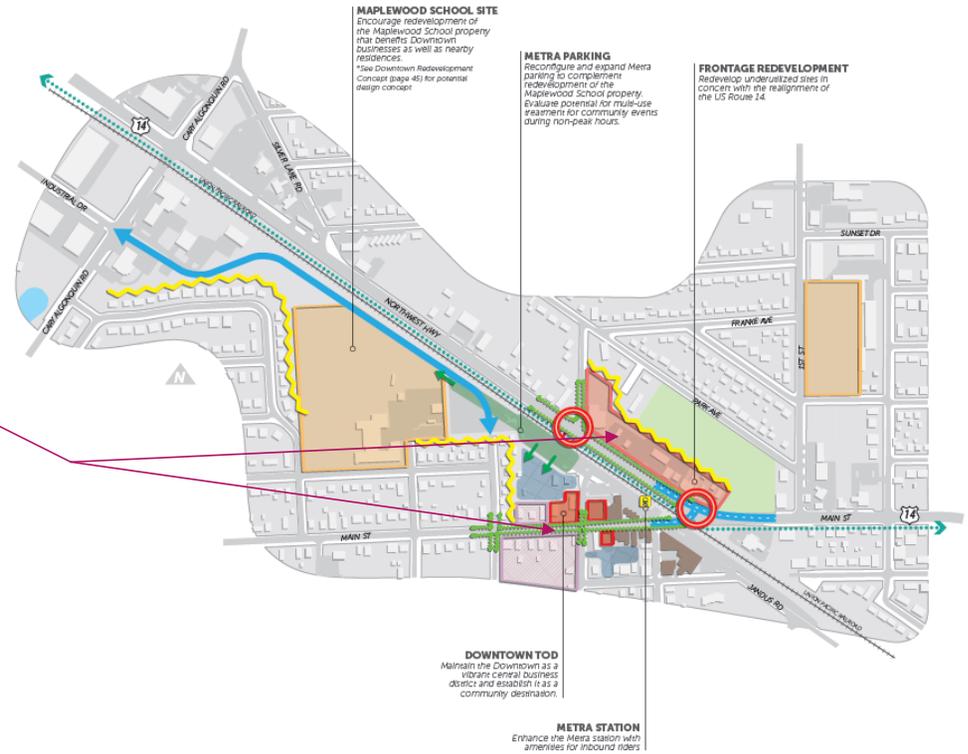
Subarea Plans - Downtown

- ▶ Metra Parking
 - ▶ Expand / Reconfigure Metra Parking to Accommodate Roadway and Increase Number of Spaces



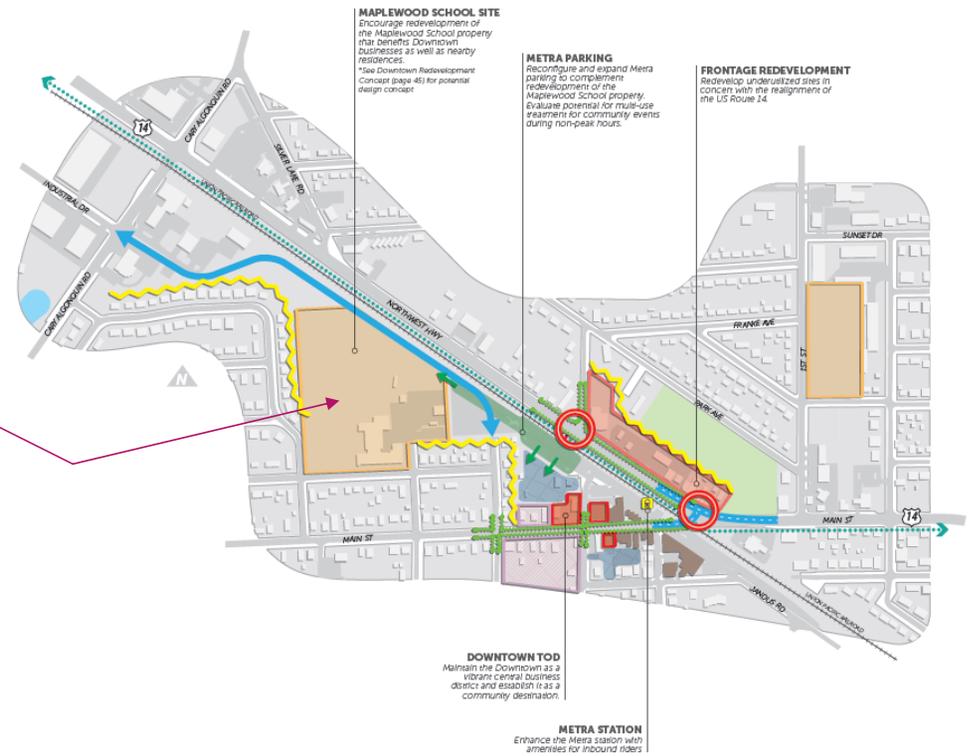
Subarea Plans - Downtown

- ▶ Transit Oriented Development
 - ▶ Encourage Mixed Use Development
 - ▶ Commercial and Multi-Family Housing



Subarea Plans - Downtown

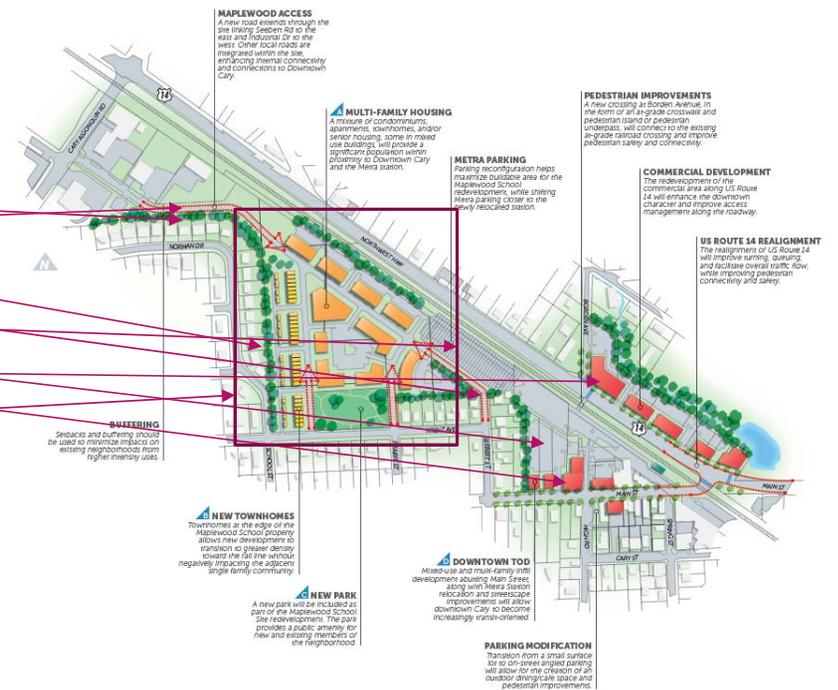
- ▶ Maplewood School Property
 - ▶ Encourage Redevelopment of Property that Benefits the Downtown and Nearby Residences



Subarea Plans – Downtown Concept

▶ Concept Plan Incorporates Previous Elements into a Potential Development Plan

- ▶ Buffering
- ▶ Roadway
- ▶ Metra Parking
- ▶ Transit Oriented Development
- ▶ Maplewood Property



Subarea Plans – Downtown Concept (Maplewood Focus)

- ▶ Key Plan Elements
 - ▶ Transitional Development
 - ▶ Multi-Family Housing
 - ▶ Neighborhood Connectivity
 - ▶ Park / Open Space
 - ▶ Buffer Areas



Subarea Plans – Downtown Concept (Maplewood Focus)

- ▶ Key Plan Elements
 - ▶ **Transitional Development**
 - ▶ Multi-Family Housing
 - ▶ Neighborhood Connectivity
 - ▶ Park / Open Space
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Subarea Plans – Downtown Concept (Maplewood Focus)

- ▶ Key Plan Elements
 - ▶ Transitional Development
 - ▶ **Multi-Family Housing**
 - ▶ Neighborhood Connectivity
 - ▶ Park / Open Space
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Subarea Plans – Downtown Concept (Maplewood Focus)

- ▶ Key Plan Elements
 - ▶ Transitional Development
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 - ▶ **Neighborhood Connectivity**
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Subarea Plans – Downtown Concept (Maplewood Focus)

- ▶ Key Plan Elements
 - ▶ Transitional Development
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 - ▶ Neighborhood Connectivity
 - ▶ **Park / Open Space**
 - ▶ Buffer Areas



Subarea Plans – Downtown Concept (Maplewood Focus)

- ▶ Key Plan Elements
 - ▶ Transitional Development
 - ▶ Multi-Family Housing
 - ▶ Neighborhood Connectivity
 - ▶ Park / Open Space
 - ▶ **Buffer Areas**



Comprehensive Plan

► Questions?

